



## Rose Hill Courts Redevelopment Project

ENV-2021-4160-EIR-ADD1

**Project Location:** 4402-4486 E. Florizel Street, 4401-4499 E. Mercury Avenue, 3501-3531 N. McKenzie Avenue, Los Angeles, CA 90032

**Community Plan Area:** Northeast Los Angeles

**Council District:** 14 – de León

**Project Description:** This document serves as the First Addendum to the Rose Hill Courts Redevelopment EIR (SCH No. 20180910359) certified by the Housing Authority of the City of Los Angeles (HACLA) on November 26, 2019. This Addendum analyzes the potential impacts of a General Plan Amendment, Zone Change, and Height District Change to be implemented subsequent to the previously approved entitlements for the Rose Hill Courts Redevelopment Project (Approved Project). The Approved Project includes the redevelopment of the existing 5.24-acre (228,255 square foot) Rose Hill Courts (RHC) public housing site (Project Site). The Approved Project would demolish 15 one- and two-story buildings, which consist of one administration building and 14 buildings containing 100 restricted affordable multi-family residential units; and redevelop the site with 183 restricted affordable multi-family residential dwelling units and two market-rate managers' units, and a 6,366-square-foot Management Office/Community Building. No physical changes to the Approved Project are proposed.

**PREPARED BY:**

City of Los Angeles  
Department of City Planning

**APPLICANT:**

City of Los Angeles

# 1. INTRODUCTION

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This document is a First Addendum (Addendum) to the Environmental Impact Report (EIR) prepared for the Rose Hill Courts Redevelopment Project (State Clearinghouse No. 2018091035), which was certified by the Housing Authority of the City of Los Angeles (HACLA) on November 26, 2019 (Certified EIR). In accordance with the California Environmental Quality Act (CEQA), this Addendum to the EIR analyzes a change to the land use designation and zoning for the Rose Hill Courts Redevelopment Project approved in 2019 (the Approved Project) and demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts already evaluated in the Certified EIR.

## 1.1 BACKGROUND

HACLA as the lead agency prepared an EIR pursuant to CEQA for the Rose Hill Courts Redevelopment Project (Approved Project) to assess potential environmental impacts of the Project. The EIR concluded that with mitigation, all of the Project's environmental impacts would be less than significant, with the exception of significant and unavoidable Project impacts to aesthetics, cultural resources, and noise. The EIR was certified by HACLA on November 26, 2019.

In December 2019, the City of Los Angeles City Planning Commission found the Approved Project was assessed in the previously certified EIR and approved the Project. In November 2019, the Director of Planning initiated a General Plan Amendment, Zone Change, and Height District Change for the Project Site. While there are no physical or material changes to the Approved Project, the following changes to the land use designation and zoning for the Project Site would be consistent with the existing and approved land use of the site as a multi-family residential development. Both the Approved Project (as analyzed in the Certified EIR) and the land use and zoning modifications (analyzed in this Addendum) are discussed further below.

## 1.2 CEQA AUTHORITY FOR AN ADDENDUM

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

CEQA Guidelines Section 15162 requires the preparation of a Subsequent EIR when an EIR has been certified or a negative declaration has been adopted for a project and one or more of the following circumstances exist:

- (1) Substantial changes are proposed in the project which, will require major revisions of the previous EIR or negative declaration due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no Supplemental or Subsequent EIR shall be required by the lead agency or by any responsible agency:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis in this document, impacts associated with the changes to the land use designation and zoning for the site would not result in any new significant impacts, nor would they substantially increase the severity of previously identified significant impacts. Rather, all of the impacts associated with the modifications are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or substantially increased significant impact. Furthermore, there are no known mitigation measures or alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment previously identified in the Certified EIR. Similarly, there are no known mitigation measures or alternatives that are

considerably different than those required by the Certified EIR that would substantially reduce one or more significant effects on the environment identified in the Certified EIR. Therefore, the modifications resulting from the modifications to the project site's land use designation and zoning do not meet the criteria for a Supplemental or Subsequent EIR pursuant to Public Resources Code, Section 21166 and CEQA Guidelines Section 15162 and 15163.

## 2. PROJECT DESCRIPTION

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### 2.1 PROJECT SUMMARY

#### 2.1.1 Overview of Approved Project

The Approved Project, as analyzed in the EIR, includes the demolition of 15 one- and two-story buildings, which consist of one administration building and 14 buildings containing 100 restricted affordable, multi-family residential units; and the construction of 183 restricted affordable multi-family residential dwelling units and two market-rate managers' units in nine new residential buildings, and a 6,366-square-foot Management Office/Community Building. The Approved Project would provide 174 off-street parking spaces and 61,458 square feet of open space. The Approved Project's 211,094 gross floor area would result in a floor area ratio (FAR) of 0.93:1. In order to develop the Approved Project, the project was approved with the following entitlements and agreements:

1. Approval of a Disposition and Development Agreement with HACLA;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 14.00-B, Alternative Compliance for a Public Benefit Project; and
3. Pursuant to LAMC Section 12.22-A.25, a Density Bonus for an Affordable Housing Development Project with Off-Menu Incentives and Waivers of Development Standards.

#### 2.1.2 Modifications to Approved Project

No physical or material changes to the Approved Project are proposed. Specifically, the use, density, unit mix, square footage, height, massing, development area, and construction assumptions set forth in the Certified EIR would not change. Additionally, the Approved Project could be developed with the entitlements obtained as part of the original project approvals, as referenced in Section 2.1.1 of this Addendum. Nonetheless, changes to the existing land use designation and zoning of the Project Site are contemplated in conjunction with a City of Los Angeles-initiated General Plan Amendment, Zone Change, and Height District Change. The Modified Project is seeking approval of the following entitlements in order to designate the land use and zoning of the Project Site to be consistent with the existing and approved land use of the site as a multi-family residential development:

1. Pursuant to City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to amend the Northeast Los Angeles Community Plan to redesignate the subject property from Low Residential to Medium Residential; and
2. Pursuant to City Charter Section 558 and LAMC Section 12.32-F, a Zone Change and Height District Change from [Q]R1-1D to [Q]R3-1.

## **2.2 ENVIRONMENTAL SETTING**

### **2.2.1 Project Location**

The Project Site is located at 4401-4486 E. Florizel Street, 4401-4499 E. Mercury Avenue, and 3501-3531 N. McKenzie Avenue, within the Northeast Los Angeles Community Plan area, in the City of Los Angeles (refer to Figure 2.2-1). The Project Site is generally bounded by Florizel Street to the north, McKenzie Avenue to the east, Mercury Avenue to the south, and Boundary Avenue to the west. In addition, a driveway bisects the site from west to east. Mercury Avenue, a City-designated Collector Street, provides direct access to the Project Site from Monterey Road and Huntington Drive. The Project Site is located approximately five miles northeast of downtown Los Angeles. Primary regional access is provided by State Route 110 (SR-110) (San Bernardino Freeway) via Interstate 5 Freeway (I-5) located approximately one mile west of the Project Site. Major arterials providing regional access to the Project Site vicinity include Huntington Drive, Valley Boulevard/Alhambra Avenue, and Eastern Avenue.

### **2.2.2 Existing Conditions**

The Approved Project is currently under construction. During Phase I, 20 units and a community center will be demolished and during Phase II, 80 units will be demolished. Phase I construction activity will consist of construction of 89 units and a surface parking area. Phase II will consist of construction of 96 units along with a community building, surface-level parking areas, and tuck-under parking.

### **2.2.3 Surrounding Land Uses**

Rose Hill Courts is located within the community of El Sereno, an urbanized area in Northeast Los Angeles. This area is characterized by its residential communities located in and around numerous steep hills and vistas, which are located west of Monterey Road. Land uses surrounding the Project Site include the Ernest E. Debs Regional Park (the fourth largest park in the City) to the west, along Mercury Avenue and Boundary Avenue; Rose Hill Park to the north; and the Rose Hill Recreation Center to the southeast. Our Lady of Guadalupe Catholic Church and Elementary School is located to the east of the Project Site along Browne Avenue. Single-family and multi-family residential developments, with corresponding residential land use designations and zoning, are located to the south and east of the Project Site. The nearest commercial artery is Huntington Boulevard, approximately 0.3 mile east of the Project Site.

## 4. ENVIRONMENTAL IMPACT ANALYSIS

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This section provides an impact assessment of the proposed changes to the land use designation and zoning for the Project site. The information below addresses the environmental issues that were previously analyzed within the scope of the Land Use and Planning section in the previously adopted EIR for the Approved Project. The conclusions of the previously adopted EIR are provided as a reference for each environmental issue area for purpose of describing how the proposed changes would not result in any new significant impacts and would not increase the severity of the significant impacts identified in the EIR.

This Addendum focuses on changes from the Approved Project that would affect land use and planning as proposed changes apply solely to the land use and zoning of the Project Site and would not otherwise require analysis in other environmental impact categories.

A Modified Environmental Checklist Form (Form) was used to compare the anticipated environmental effects of the changes to the land use designation and zoning with those disclosed in the EIR and to review whether any of the conditions set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162, requiring preparation of a subsequent or supplemental EIR, have been triggered. The Form provides the following information as to each of the impact thresholds analyzed in the impact category of Land Use and Planning:

### 1 Impact Determination in the Certified EIR

This section lists the impact determination made in the Certified EIR for the impact category of Land Use and Planning.

### 2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Pursuant to CEQA Guidelines Section 15162(a)(1), this section indicates whether the changes to the land use designation and zoning would result in new significant impacts that have not already been considered and mitigated by the prior environmental review or would result in a substantial increase in the severity of a previously identified impact.

### 3 Any New Circumstances Involving New Impacts or Substantially More Severe Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this section indicates whether there have been changes to the Project Site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental documents, which would result in having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

### 4 Any New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162(a)(3)(A-D), this section indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available, requiring an update to the analysis of the previous

environmental documents to verify that the environmental conclusions and mitigations remain valid. If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents;
- (B) Significant effects previously examined will be substantially more severe than shown in the prior environmental documents;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative;

then the question would be answered “Yes”, requiring the preparation of a Supplemental or Subsequent EIR. However, if the additional analysis completed as part of this environmental review finds that the conclusions of the prior environmental documents remain unchanged and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or there are no additional mitigation measures or alternatives now available or feasible but declined for adoption by the project proponent, then the question would be answered “No” and no Supplemental or Subsequent EIR is required.

## 5 Mitigation Measures Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this section indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. If a “No” response is indicated, a significant impact was not identified and mitigation was not required.

## 6 Conclusion

For each environmental topic, a discussion of the conclusion relating to the analysis is provided.



## 4.1 LAND USE AND PLANNING

Issues (and Supporting Information Sources)	Impact Determination in the Certified EIR	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Certified EIR's PDFs and/or Mitigation Measures Addressing Impacts
<b>NOISE:</b> Would the project result in:					
(a) Physically divide an established community?	No Impact	No	No	No	No
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant	No	No	No	No

### 4.1.1 Impact Determination in the EIR

With regard to Threshold (a), as discussed in Section 4.8, Land Use and Planning, of the Certified EIR, impacts to land use associated with the Approved Project's proposed development would have no impact on the physical divide of an established community. As noted in the Certified EIR, the Approved Project is the redevelopment of the existing Rose Hill Courts multi-family public housing complex that was originally built in 1942. The Approved Project would provide new and additional affordable housing uses that would be compatible with and would complement existing and future development within the Project area. While the Approved Project would increase the density, scale, and height of development on the Project Site, these changes would not be out of character with the surrounding area, which is an urbanized neighborhood characterized by similar land uses. The proposed two- to four-story buildings would be compatible with existing low-rise buildings in the vicinity of the Project Site, including the homes located on the surrounding hillside at a higher elevation. Therefore, the Approved Project's proposed residential use would be consistent with the scale of the existing uses within, and surrounding, the Project Site. The Approved Project would not extend beyond the Project Site's existing boundaries and would improve the streetscape within the Approved Project area with recreational and open space amenities.

With regard to Threshold (b), as discussed in Section 4.8, Land Use and Planning, of the Certified EIR, the Project Site has a current zoning designation for single-family residential development. Therefore, the existing Rose Hill Courts development is a legal non-conforming land use because the existing development with multi-family housing units predates the R1 zoning. The Approved Project included a Public Benefit approval under Los Angeles Municipal Code Section 14.00.B, and an Affordable Housing Density Bonus (SB 1818) approval, pursuant to LAMC Section 12.22 A.25, with off-menu incentives and waivers of development standards, which allow for the construction of the approved development and render the Approved Project consistent with prevailing land use regulations and policies. The analysis of potential land use impacts considered consistency of the Approved Project with adopted plans, regulations, and development guidelines that regulate land use on the Project Site. The State CEQA Guidelines Section 15125(d) requires that an EIR discuss any project inconsistencies with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental

effect. Based on policy consistency analysis provided in the Certified EIR, the Approved Project would be substantially consistent with applicable state, regional and local plans, goals, objectives and policies that govern development in the Project area.

#### **4.1.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?**

As described above, changes to the land use designation and zoning of the Project Site are proposed to be consistent with the existing and approved land use of the site as a multi-family residential development:

No physical or material changes to the Approved Project are proposed. Specifically, the use, density, unit mix, square footage, height, massing, development area, and construction assumptions set forth in the Certified EIR would not change. As such, land use impacts would also be the same as those identified in the Certified EIR.

With regard to Threshold (a), there are no physical or material changes proposed to the Approved Project as a result of the proposed General Plan Amendment, Zone Change, and Height District Change. The proposed multi-family land use designation and zoning would be consistent with the multi-family use that has existed on the site for nearly 80 years, and which would continue to exist under the Approved Project. Surrounding uses and zoning include a mix of single-family and multi-family residential and open space uses. The changes on the project site would continue to support residential uses consistent with the scale, land use, and zoning of the existing uses in the vicinity. Furthermore, the proposed changes to the land use and zoning would not close any existing street or interrupt any other established community elements. Therefore, the change to land use and zoning would be similar to the impacts analyzed in the Certified EIR and would not physically divide an established community.

With regard to Threshold (b), the Certified EIR states that the Public Benefit and Density Bonus approvals allow for the Project to be constructed without a General Plan Amendment, Zone Change, or Height District Change. Nonetheless, the proposed land use designation amendment and zoning changes have been proposed to render the Project Site consistent with the existing and approved land use of the site as a multi-family residential development. Similar to the entitlement approvals analyzed in the Certified EIR, the changes to the land use designation and zoning would allow for a multi-family affordable housing project to be constructed on the project site. Therefore, because no physical changes to the Approved Project are proposed, while proposing a land use designation and zoning which is consistent with applicable land use regulations and policies, the impacts related to land use consistency would remain similar to those analyzed in the Certified EIR and would be less than significant.

Based on the above, no new significant project or cumulative land use impacts would occur as a result of the modifications to the site's land use designation and zoning. Therefore, these modifications would not result in new or increased significant impacts beyond those already identified in the previously adopted EIR.

#### **4.1.3 Any New Circumstances Involving New Significant Impact or Substantially More Severe Impacts?**

No substantial changes would occur with respect to the circumstances under which the Project would be undertaken which would result in new or substantially increased significant impacts beyond those already identified in the previously adopted EIR relative to land use. Based on the above, there are no new circumstances involving new significant impacts or substantially more severe impacts related to land use and planning than previously analyzed in the Certified EIR.

#### **4.1.4 Any New Information Requiring New Analysis or Verification?**

There is no new information of substantial importance that has become available relative to land use and planning impacts. No substantial changes in the environment have occurred since certification of the Certified EIR beyond those already anticipated in the Certified EIR, and no substantial new land use impacts have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts. Finally, as it has been determined the modifications to the land use designation and zoning will not result in any new or substantially more severe land use impacts, a review of feasible mitigation measures is not required.

#### **4.1.5 EIR's Mitigation Measures Addressing Impact**

No mitigation measures or project design features for Land Use and Planning were included in the Certified EIR.

#### **4.1.6 Conclusion**

Based on the above, no new significant land use impacts or a substantial increase in previously identified impacts associated with land use and planning would occur as a result of the modifications to the land use designation or zoning for the Project. Therefore, land use impacts associated with the Modified Project do not meet the standards for a Supplemental or Subsequent EIR pursuant to PRC Section 21166(c) or CEQA Guidelines Sections 15162 or 15163.